

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT:**

**For HDC Meeting March 17, 2005
MEETING NO. 3-05**

APPLICATION: HDC2004-00310A

DATE FILED: February 25, 2005

**APPLICANT/
OWNER:** Bob and Barbara Craig
16 Thomas Street
Rockville, MD 20850

REQUEST: Amendment to approved plan- reduce square footage of open rear porches, add to interior space.

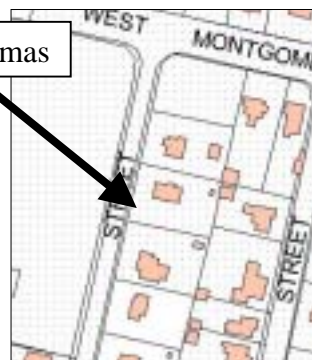


Subject

PROPERTY DESCRIPTION:

16 Thomas Street is legally described as Lot 10, Veirs Addition to Rockville. Cooke Luckett built the original 8-room L-shaped house at 16 Thomas and a companion at 10 Thomas in 1890 as speculative investments. The house at 16 Thomas was altered in the 1950s by the removal of part of the south half of the front porch and enclosure of the remaining wrap-around front porch and the pitch of the porch roof was also altered. The original 9-foot 2/2 window in the south bay of the front façade has been replaced by two smaller 1/1 windows to match those in the enclosed front porch. A further extension of the porch to the north and along the north façade was done in 1983. At the same time, a two-story bay with a one-story extension was added to the south façade. In 2004, the owners filed application HDC2004-00310 to demolish several old additions on the rear and construct a new and larger rear addition. The application was approved in October of 2004.

16 Thomas



PREVIOUS ACTIONS AT THIS ADDRESS:

HD-89-83	Extend north front bay of house and wrap along north façade, addition on south façade, replace roof, tear down garage. Approved 5/17/83
HD-126-85	Install wooden fish scale shingles above double door- approved 6/16/85
HD-180-87	Tree pruning approved 7/21/87
HD-197-88	Deck railing approved 5/17/88
HD-203-88	Extend deck and cover porch entrance approved 7/19/88

HD-8-91 Tree removal and construction of an outbuilding: deferred
HDC2004-00310 Rear addition approved October 2004.

REQUEST: The Applicant requests an amendment to Certificate of Approval HDC2004-00310 to reduce the size of the rear open porches on the first and second stories and include the recovered space in the interior of the addition. The footprint of the approved addition will not change. Two additional feet of the approved north façade rear open porch will be enclosed for interior space. At the approved south façade rear open porch, two additional feet will be enclosed on the first story and ten (10) additional feet will be enclosed on the second story. Roof slopes will be extended to accommodate the new interior space. The existing attic windows will be reused in the central and south sections of the addition. The railings will be simple square posts with a round finial and square pickets or balusters.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area*

The house and site is a contributing resource to the West Montgomery Avenue Historic District and the Thomas Street streetscape. The house was built as a twin to 10 Thomas Street in 1890 and sold for \$3,700 in 1891 as an upper middle class residence in post-railroad Rockville near the elegant Woodlawn Hotel, now Chestnut Lodge.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The proposed additions and modifications affect secondary elevations, and are not prominently visible from Thomas Avenue.

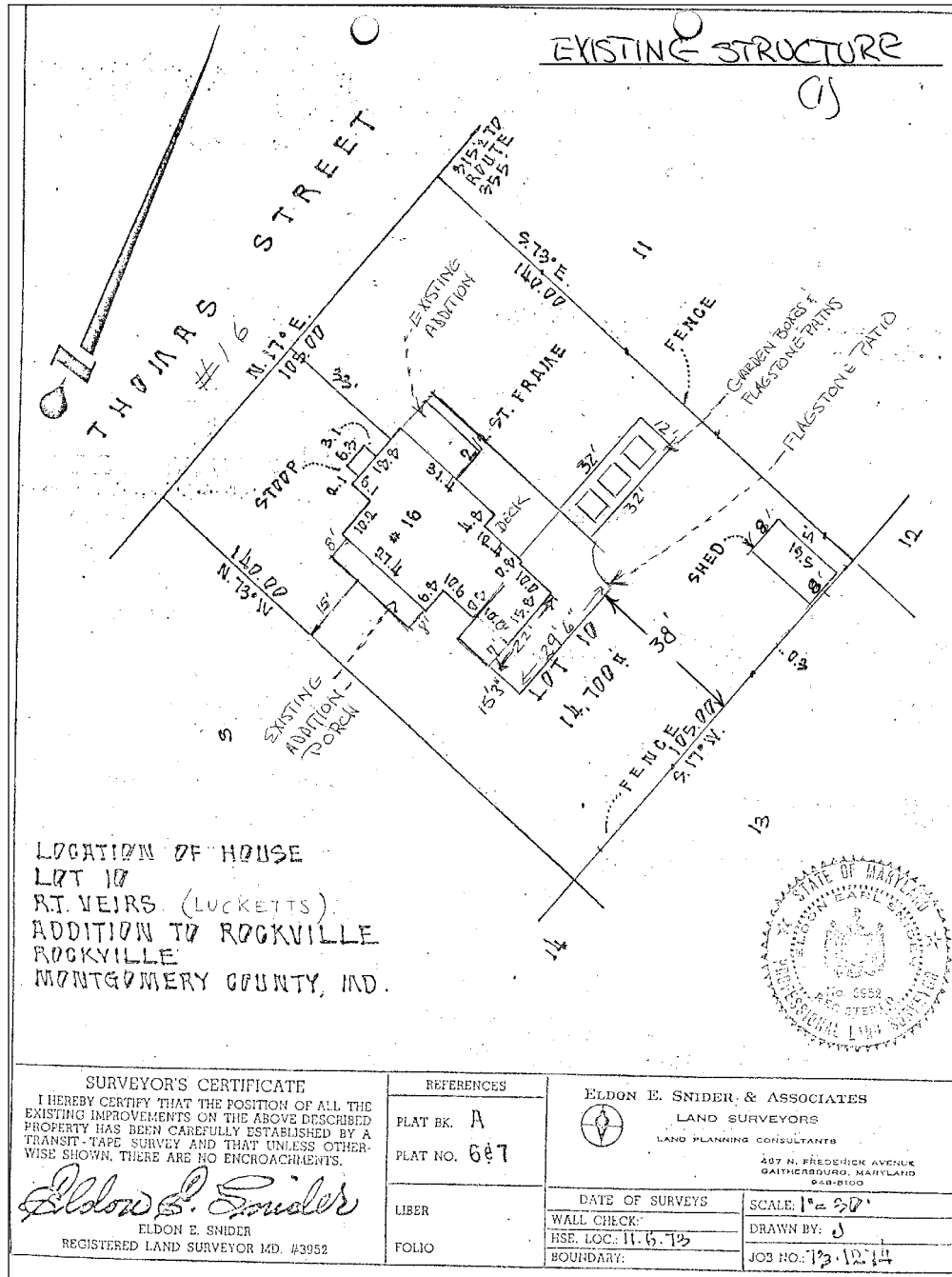
- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

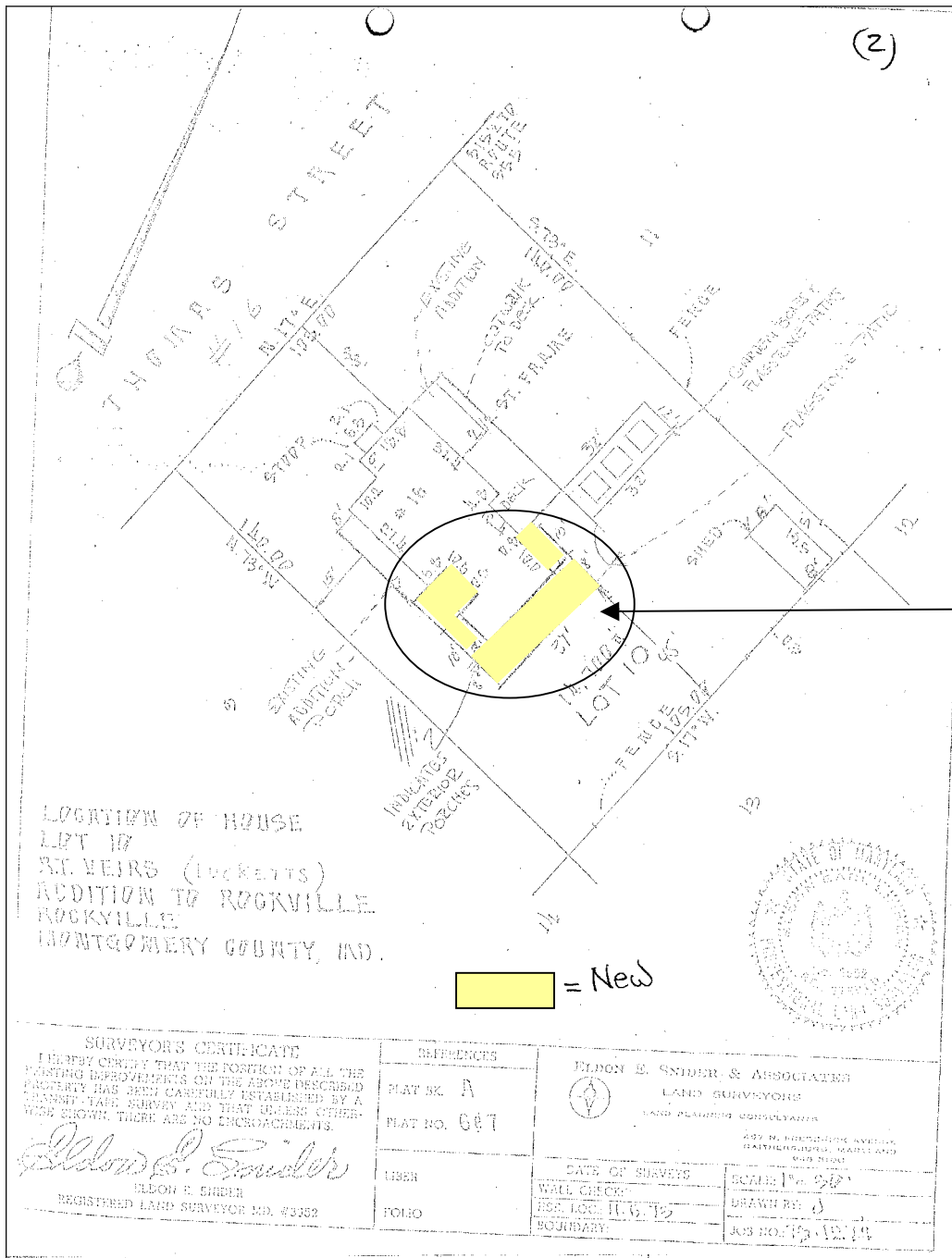
The owner proposes to utilize the same materials, same design, and same proportions of the trim, surrounds and exterior German siding as was approved in the 2004 application.

Materials Table: to be completed for final decision

- 4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends approval of the modifications to provide additional interior space within the footprint of the approved 2004 project, with the accompanying window and door modifications.

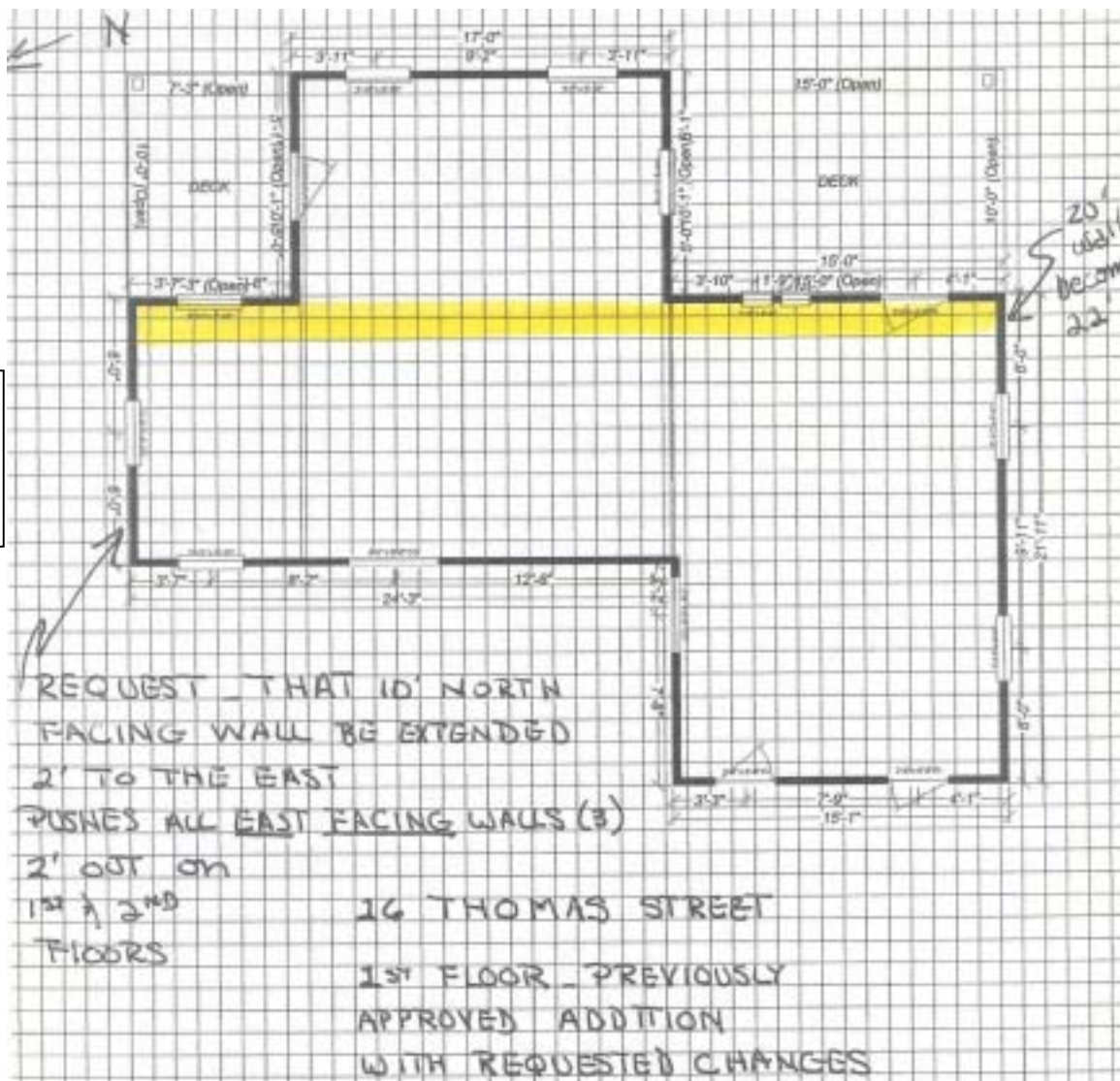




Amendment
Floor Plan
Area

Sheet 2 – Reduced, not to scale

East (Rear Facade)



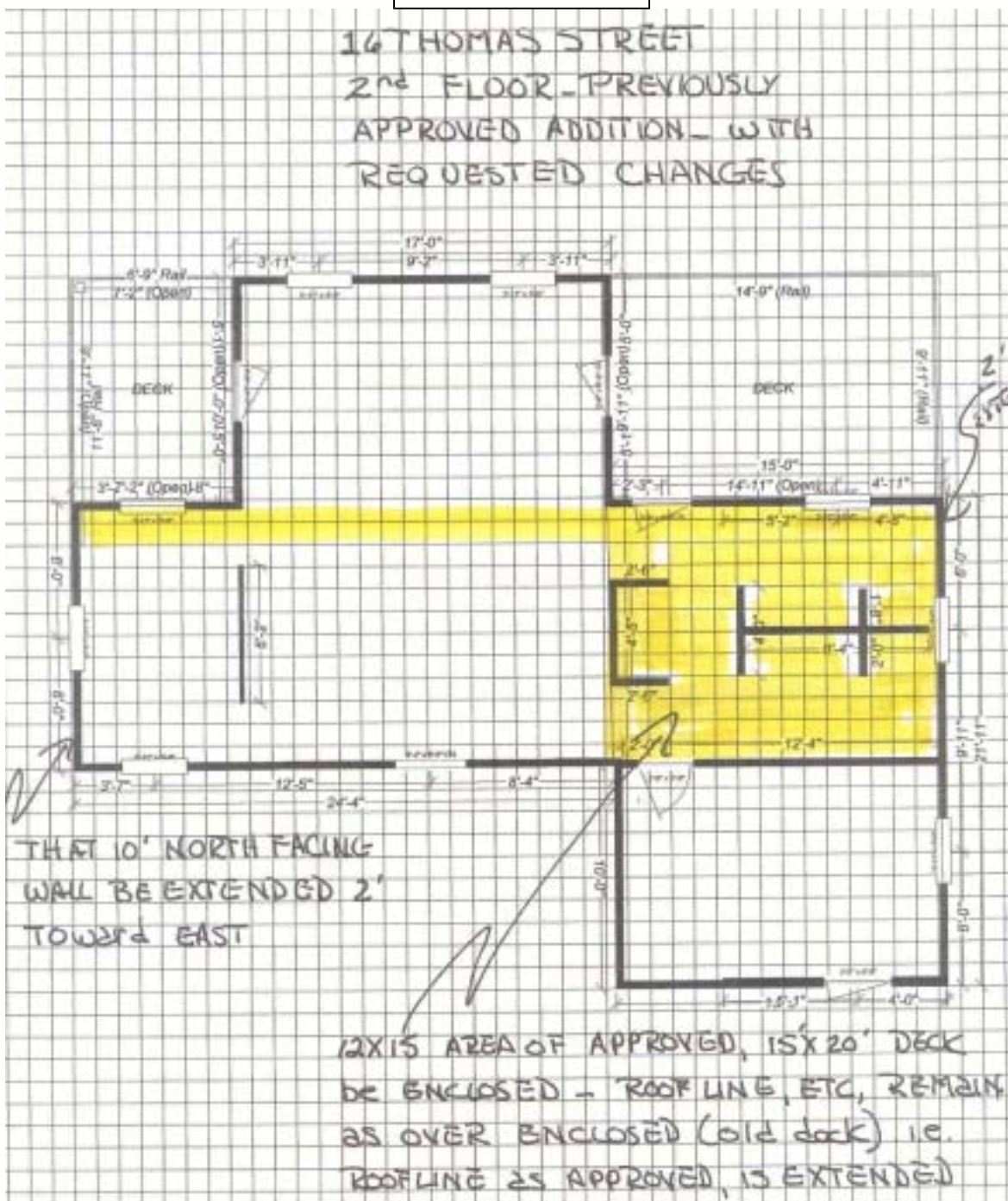
North
Facade

South
Facade

Front (West) of original house facing Thomas Street

First Story: The east exterior wall of the rear porches will move out two feet into the porch space as indicated by the yellow portion. The footprint of the approved addition will not change.

East Facade



Front (West) of original house facing Thomas Street

Second Story: The exterior wall of the rear porches will move out two feet into the porch space on the north section as indicated by the yellow portion. The exterior wall will moved out 12 feet into the open deck on the south portion as indicated by the yellow shading. The footprint of the approved addition will not change.

Other changes

The first story fenestration and door openings will not change. The submitted floor plans indicate that the south portion of the second story will change the window in the north bay to a single exterior door. The former double door opening in the south bay will become a single window. This is not reflected in the color façade renderings, however. A single door replaces the window on the south façade of the central portion.



16 THOMAS STREET
APPROVED VERSION - by HOC
SOUTH - SOUTHEAST VIEW



16 THOMAS STREET
SOUTHERN SIDE -
Proposed enclosure



16 THOMAS STREET
APPROVED VERSION - by HAC
EAST - SOUTHEAST VIEW



16 THOMAS STREET
ROOF VIEW OF
APPROVED & PROPOSED
ADDITIONS



16 THOMAS STREET
APPROVED VERSION - by HDC
EAST - BACK of House



South façade plan, as approved. Rear first story has open porch. Rear 2nd story open porch is two bays as approved.



South façade with changes indicated. Yellow block indicates the amendment area. The area will be enclosed as the first story living space. The rooflines and wall treatment will be as specified for the overall addition. Doors and windows will be modified.



Rear (east) façade as approved in October 2004.

Existing attic windows will be reused in new additions

Doors and windows change on the 2nd story portion. See floor plans.

These two walls move out to form one wall. The 2nd story moves out 12 feet, the 1st story moves two feet.

Railings will be square posts with square spindles

This wall moves out two feet into porch area on both stories

Rear (east) façade as proposed. Left double door on 2nd story to be replaced with window. Adjacent diamond window will be a single door above 1st story windows. The door will move to the north facade of the central section.



16 Thomas North Façade (not to scale) as approved



16 Thomas North Façade (not to scale) with changes in yellow

16 Thomas
Rear (East)
Façade

Below:
Left: East and
north facades

Right: North
facade

Bottom: Detail of
South Addition



Windows to
be reused.

